

In re:  
Javon Jeter  
Debtor

Case No. 22-12459-amc  
Chapter 13

District/off: 0313-2  
Date Rcvd: Jun 14, 2024

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 6

The following symbols are used throughout this certificate:

**Symbol** **Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
- ^ Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 16, 2024:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
db	+ Javon Jeter, Guardian, Arlene Jeter, 2219 Bond Ave, Drexel Hill, PA 19026-1518
nof	+ Arlene Jeter, 2219 Bond Avenue, Drexel Hill, PA 19026-1518
cr	+ Upper Darby Township, c/o Portnoff Law Associates, Ltd., P.O. Box 3020, Norristown, PA 19404-3020

TOTAL: 3

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

<b>Recip ID</b>	<b>Notice Type: Email Address</b>	<b>Date/Time</b>	<b>Recipient Name and Address</b>
smg	Email/Text: megan.harper@phila.gov	Jun 14 2024 23:49:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Jun 14 2024 23:49:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	^ MEBN	Jun 14 2024 23:45:26	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/, c/o KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541

TOTAL: 3

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 16, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

District/off: 0313-2

User: admin

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Date Rcvd: Jun 14, 2024

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Total Noticed: 6

**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 14, 2024 at the address(es) listed below:****Name** **Email Address**

DENISE ELIZABETH CARLON

on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. bkgroup@kmllawgroup.com

JAMES RANDOLPH WOOD

on behalf of Creditor Upper Darby Township jwood@portnoffonline.com jwood@ecf.inforuptcy.com

JEANNE MARIE CELLA

on behalf of Debtor Javon Jeter paralegal@lawjmc.com r46298@notify.bestcase.com;pennduke@gmail.com

SCOTT F. WATERMAN [Chapter 13]

ECFMail@ReadingCh13.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 5

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

<p>Javon Jeter aka Javon Dwayne Maurice Jeter <u>Debtor(s)</u></p> <p>Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.</p> <p style="text-align: center;"><u>Movant</u></p> <p style="text-align: center;">vs.</p> <p>Javon Jeter aka Javon Dwayne Maurice Jeter <u>Debtor(s)</u></p> <p>Scott F. Waterman</p> <p style="text-align: center;"><u>Trustee</u></p>	<p>CHAPTER 13</p> <p>NO. 22-12459 AMC</p> <p>11 U.S.C. Section 362</p>
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**AMENDED STIPULATION**

*This stipulation is being amended to take into account the Notice of Payment Change that occurred on 12/1/2023.*

AND NOW, it is hereby stipulated and agreed by and between the undersigned as follows:

1. As of February 19, 2024, the post-petition arrearage on the mortgage held by the Movant on the Debtor's residence is **\$5,686.77**. Post-petition funds received after February 19, 2024, will be applied per the terms of this stipulation as outlined here. The arrearage breaks down as follows;

Post-Petition Payments:	October 2023 through November 2023 at \$1,219.79/month;
December 2023 through February 2024 at \$1,204.92/month	
Suspense Balance:	(\$667.57)
Fees & Costs Relating to Motion:	\$300.00
<b>Total Post-Petition Arrears</b>	<b>\$5,686.77</b>

2. Debtor shall cure said arrearages in the following manner:

- a). Within fourteen (14) days of the filing of this Stipulation, Debtor shall file an Amended Chapter 13 Plan to include the post-petition arrears of **\$5,686.77**.
- b). Movant shall file an Amended or Supplemental Proof of Claim to include the post-petition arrears of **\$5,686.77** along with the pre-petition arrears;

Amended or Supplemental Proof of Claim.

3. Beginning with the payment due March 2024 and continuing thereafter, Debtor shall pay to Movant the present regular monthly mortgage payment of \$1,204.92 (or as adjusted pursuant to the terms of the mortgage) on or before the first (1<sup>st</sup>) day of each month (with late charges being assessed after the 15<sup>th</sup> of the month).

4. Should Debtor provide sufficient proof of payments made, but not credited (front & back copies of cancelled checks and/or money orders), Movant shall adjust the account accordingly.

5. In the event the payments under Section 3 above are not tendered pursuant to the terms of this stipulation, Movant shall notify Debtor and Debtor's attorney of the default in writing and the Debtor may cure said default within FIFTEEN (15) days of the date of said notice. If Debtor should fail to cure the default within fifteen (15) days, Movant may file a Certification of Default with the Court and the Court shall enter an Order granting Movant immediate relief from the automatic stay and waiving the stay provided by Bankruptcy Rule 4001(a)(3).

6. If the case is converted to Chapter 7, Movant shall file a Certification of Default with the Court and the Court shall enter an order granting Movant relief from the automatic stay.

7. If the instant bankruptcy is terminated by either dismissal or discharge, this agreement shall be null and void, and is not binding upon the parties.

8. The provisions of this stipulation do not constitute a waiver by Movant of its right to seek reimbursement of any amounts not included in this stipulation, including fees and costs, due under the terms of the mortgage and applicable law.

9. The parties agree that a facsimile signature shall be considered an original  
signature.

Date: April 26, 2024

/s/Denise Carlon, Esquire

Denise Carlon, Esquire  
Attorney for Movant

Date: 6/7/24

*Jeanne Marie Cella, Esq*  
Jeanne Marie Cella Esq.  
Attorney for Debtor(s)

Date: 6/10/2024

/s/ Ann E. Swartz, Esquire, Staff Attorney for  
Scott F. Waterman, Esquire  
Chapter 13 Trustee

Approved by the Court this 14th day of June, 2024. However, the  
court retains discretion regarding entry of any further order.

  
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Bankruptcy Judge  
Ashely M. Chan